

**UNIVERSITY OF MINNESOTA**

**BOARD OF REGENTS**

**Facilities Committee**

**December 8, 2005**

A meeting of the Facilities Committee of the Board of Regents was held on Thursday, December 8, 2005, at 2:30 p.m. in the West Committee Room, 600 McNamara Alumni Center.

Regents present: David Metzen, President; Anthony Baraga, Frank Berman, John Frobenius, Steven Hunter, and Lakeesha Ransom.

Staff present: Chancellors Kathryn Martin and Samuel Schuman; Vice Presidents Kathryn Brown, Kathleen O'Brien, and Richard Pfitzenreuter; Executive Director Ann Cieslak; and Associate Vice Presidents Michael Perkins, Laurie Scheich, and Steven Spehn.

Student Representatives present: Cassie McMahon and Tom Zearley.

**BOARD OF REGENTS POLICY: CAMPUS HEALTH AND SAFETY**

Vice President O'Brien introduced Vice President Brown and Associate Vice President Scheich to present proposed amendments to Board of Regents Policy: *Campus Health and Safety*, as included in the docket materials. The proposed amendments are structured for clarity and consistency with other Board policies. The amendments reflect formatting changes and are not substantive in nature.

Scheich stated that the policy applies to all University campuses and facilities and clarifies the definition of campus health and safety including:

- Personal security and safety;
- Protection of environmental, physical, and fiscal resources;
- Workplace safety;
- Safe and healthful facilities; and
- Emergency management.

The policy also outlines the role of students, faculty, and staff in complying with internal and external policies to maintain a safe and healthy campus community. Scheich noted that several University entities were involved in reviewing and recommending amendments and described a number of administrative actions that occurred over the past several years to strengthen the health and safety of the University's campuses.

A motion was made and seconded, and the committee voted unanimously to recommend adoption of amendments to Board of Regents Policy: *Campus Health and Safety*.

## CAPITAL BUDGET AMENDMENTS

### **A. Gibson-Nagurski Training & Equipment Room Renovation, Twin Cities Campus**

A motion was made and seconded to recommend approval of the following action:

On the recommendation of the President and Vice President for University Services, the FY2006 Capital Budget is amended to increase the budget for the project as follows:

Gibson-Nagurski Football Complex Training & Equipment Room Renovation, Twin Cities Campus  
Scope of project: 5,600 gross square feet interior renovation of existing training and equipment rooms and all new finishes, furnishings, and training equipment  
Cost estimate: \$950,000  
Capital Funding: Intercollegiate Athletics existing cash reserves and new private donations  
Estimated completion date: March 2006

Vice President O'Brien presented the basis for the request, project scope, and construction schedule as detailed in the docket materials. The committee reviewed the item at its November 2005 meeting.

The committee voted unanimously to recommend approval of the Capital Budget amendment for the Gibson-Nagurski Training & Equipment Room Renovation, Twin Cities Campus.

### **B. University Office Plaza, Suite 450, 2221 University Avenue, Minnesota Daily Relocation, Twin Cities Campus**

A motion was made and seconded to recommend approval of the following action:

On the recommendation of the President and Vice President for University Services, the FY2006 Capital Budget is amended to increase the budget for the project as follows:

University Office Plaza, Suite 450, 2221 University Avenue, *Minnesota Daily* Relocation, Twin Cities Campus  
Scope of project: Remodel approximately 11,000 gross square feet on the first, third, and fourth floors of the University Office Plaza located at 2221 University Avenue SE  
Cost estimate: \$1,300,000  
Capital Funding: Central Administration \$20,000; Central Administration internal loan \$980,000; *Minnesota Daily* \$300,000. Total \$1,300,000  
Estimated completion date: April 2006

Vice President O'Brien presented the basis for the request, project scope, and construction schedule are detailed in the docket materials. The committee reviewed the item at its November 2005 meeting.

The committee voted unanimously to recommend approval of the University Office Plaza, Suite 450, 2221 University Avenue, Minnesota Daily Relocation, Twin Cities Campus.

## **REAL ESTATE TRANSACTIONS**

### **A. Purchase of 8.94 Acres at 601 - 25<sup>th</sup> Avenue SE & 2302 Marshall Avenue SE, Minneapolis**

A motion was made and seconded to recommend approval of the following action:

On the recommendation of the President and Vice President for University Services, the appropriate administrative officers are authorized to execute the appropriate documents providing for the following real estate transaction:

Purchase of 8.94 Acres at 601 - 25<sup>th</sup> Avenue SE & 2302 Marshall Avenue SE, Minneapolis, Twin Cities Campus  
Location and Description of the Property: 8.94 acres of vacant land located contiguous to University-owned property at the Fay Thomson Center for Environmental Management, 501 - 23<sup>rd</sup> Avenue SE  
Purchase Price: \$7,025,000  
Source of Funds: University debt

Director of Real Estate Susan Carlson Weinberg presented the location and description the property, basis for request, and details of the transaction. She noted that the property provides land for a number of potential future University uses, including parking, streets, and other infrastructure needs if the planned on-campus football stadium is constructed.

In response to a concern expressed by Regent Berman, Weinberg agreed to provide additional docket information in the future when land purchases exceed the appraised value.

The committee voted unanimously to recommend approval of the purchase of 8.94 acres at 601 - 25<sup>th</sup> Avenue SE & 2302 Marshall Avenue SE, Minneapolis.

### **B. Sale of 2.352 Acres & Supercomputer Center Building at 1200 Washington Avenue South, Minneapolis**

A motion was made and seconded to recommend approval of the following action:

On the recommendation of the President and Vice President for University Services the appropriate administrative officers are authorized to execute the appropriate documents providing for the following real estate transaction:

Sale of 2.352 Acres & Supercomputer Center Building at 1200 Washington Avenue South, Minneapolis  
Location and Description of the Property: 2.352 and a 206,900 gross square feet building known as the Supercomputer Center Building at 1200 Washington Avenue South, Minneapolis  
Sale Price: \$4,300,000  
Proposed closing date: February 2006

Director of Real Estate Susan Carlson Weinberg presented details of the proposed sale and explained that the University has not occupied any part of the building since the Supercomputing Institute was relocated to Walter Library in 2001. She noted that the building has become functionally obsolete for the institution's own uses.

Regents expressed concerns about selling property located adjacent to the Twin Cities campus. In response, Weinberg stated that allocating scarce resources to make the property usable might not be prudent given that the campus is not expanding in that direction.

The committee voted unanimously to recommend approval of the sale of 2.352 acres & Supercomputer Center Building at 1200 Washington Avenue South, Minneapolis.

**C. Permanent Easement & Temporary Construction Easement to Metropolitan Council for Empire Wastewater Treatment Facility Expansion, Dakota County (UMore Park)**

A motion was made and seconded to recommend approval of the following action:

On the recommendation of the President and Vice President for University Services, the appropriate administrative offers are authorized to execute the appropriate documents providing for the following real estate transaction:

Permanent Easement & Temporary Construction Easement to Metropolitan Council for Empire Wastewater Treatment Facility Expansion, Dakota County (UMore Park)

Location and Description of the Property: 36.83 acres of permanent easement and 56.82 acres of temporary construction easement (for two years) at UMore Park in Rosemount and Empire Township, Dakota County

Consideration to be paid by the Metropolitan Council: \$1,275,000

Director of Real Estate Susan Carlson Weinberg presented the location of the property, basis for the request, and details of the transaction.

The committee voted unanimously to recommend approval of the permanent easement & temporary construction easement to the Metropolitan Council for Empire Wastewater Treatment Facility Expansion, Dakota County (UMore Park).

**SCHEMATIC PLANS**

**A. Student-Alumni Learning Center, College of Veterinary Medicine, Twin Cities Campus**

A motion was made and seconded to recommend approval of the following action:

The schematic plans for the Student-Alumni Learning Center, College of Veterinary Medicine, Twin Cities Campus, are approved and the appropriate

administrative officers are authorized to proceed with the award of contracts, the development of construction documents, and construction.

Dean Jeffrey Klausner, College of Veterinary Medicine, reported that the project will provide an enhanced learning experience and community resource to be used by anyone who has a connection to the veterinary and agricultural community; house state-of-the-art classrooms with distance learning capabilities; and rehabilitate an unoccupied structure.

Associate Vice President Perkins presented the schematic plans for the proposed facility as included in the docket and associated materials distributed at the meeting and on file in the Board Office.

The committee voted unanimously to recommend approval of the Student-Alumni Learning Center, College of Veterinary Medicine, Twin Cities Campus.

### **B. Darland Administration Building Exterior Stone Replacement, Duluth Campus**

A motion was made and seconded to recommend approval of the following action:

The schematic plans for the Darland Administration Building, Duluth Campus, are approved and the appropriate administrative officers are authorized to proceed with the award of contracts, the development of construction documents, and construction.

Vice Chancellor Greg Fox reported that the Darland Administration Building exterior stone has been deteriorating rapidly over the past several years. Findings indicate that the most notable cause for the distress is excessive moisture infiltration at various internal or external locations and the lack of insulation or a vapor barrier in the building's external wall cavity. Vice President O'Brien and Fox addressed several questions regarding cost estimates and funding for this project.

The committee voted unanimously to recommend approval of the Darland Administration Building exterior stone replacement, Duluth campus.

## **CAPITAL BUDGET AMENDMENT**

### **A. Social Science Building, Morris Campus**

The committee reviewed a proposal to amend the FY2006 Capital Budget by \$1,000,000 to \$9,000,000 to incorporate funding for the John Q. Imholte Hall Rehabilitation (Social Science Building) project on the Morris campus.

Chancellor Schuman summarized the basis for the request, project history and scope, cost estimates, and construction schedule, as detailed in the docket and associated materials distributed at the meeting. He reported that the project has faced significant challenges including legislative funding delays; imprecise design and engineering; and no adjustment of the project budget due to Construction Price Index inflation over a three-year period. Associate Vice President Perkins summarized the capital budget amendment funding sources.

A lengthy discussion ensued. Regent Berman expressed concern about potential cost overruns resulting from use of the design/build construction process. Perkins and O'Brien addressed a number of questions relating to the design team and construction manager selection process for this project, noting that challenges can occur when escalating one aspect of the project prior to knowing the full impact of the design.

Regent Frobenius suggested that the administration reconsider the proposed funding sources for the project.

The item will return for action at a future meeting of the committee.

## **REAL ESTATE TRANSACTIONS**

### **A. Purchase of 4.51 Acres at 800 - 23<sup>rd</sup> Avenue SE, Minneapolis**

The committee reviewed a proposal to purchase 4.51 acres at 800 - 23<sup>rd</sup> Avenue SE, Minneapolis for \$1,500,000. Director of Real Estate Susan Carlson Weinberg summarized the basis of the request, location and description of the property, and source of funds, as detailed in the docket materials. The property will provide an opportunity to serve a number of potential University needs in conjunction with future expansion of the Twin Cities campus, or for parking and infrastructure if the planned football stadium is funded and constructed.

The item will return for action at a future meeting of the committee.

### **B. Purchase of 40 Acres in Koochiching County for Forest Resources Field Test Site (North Central Research & Outreach Center)**

The committee reviewed a proposal to purchase 40 acres in Koochiching County for a Forest Resources Field Test Site (North Central Research and Outreach Center). Director of Real Estate Susan Carlson Weinberg summarized the basis of the request, location and description of the property, and source of funds, as detailed in docket materials on file in the Board Office. The property will provide a field test site for tree improvement research, which is part of the Forest Genetics Facility Project.

The item will return for action at a future meeting of the committee.

## **CONSENT REPORT**

No Consent Report items were presented this month.

## **INFORMATION ITEMS**

No Information Items were presented this month.

The meeting adjourned at 3:53 p.m.

**ANN D. CIESLAK**  
**Executive Director and**  
**Corporate Secretary**